



# LOTTIVUE MEADOWS CONDOMINIUM ASSOCIATION

Annual Meeting

May 15, 2024

# 1: WELCOME

- a. Complete Sign-In Sheet
- b. Collection of Proxy Forms

Secretary to Tally both and Report during agenda item 2(b)

## 2(a): Roll Call of Board

<b>President</b> Kevin M. Hustek Elected: 5/17/23	<b>Vice-President*</b> Kayode J. Ijalana Elected: 5/17/23	<b>Treasurer*</b> Elliott Hurford Elected: 5/17/23
<b>Secretary*</b> Laura Huber Elected: 4/30/22	<b>Member-at-Large (Social Chair)*</b> Jim Biewer Elected: 4/30/22	*Denotes that Position is up for Election during agenda item 4 of this meeting

## 2(b): Establish Quorum

- Must have 35% (Bylaws, Section 8.4)
  - Equates to 19 Co-Owners
  - Proxy Forms count towards 35%
- DO WE HAVE QUORUM?
  - If yes, proceed with meeting
  - If not, entertain a motion to adjourn and reschedule (Bylaws, Section 9.6)

## 2: Approval of Agenda and Minutes

- c. Approval of Meeting Agenda for May 15, 2024
- d. Approval of Meeting Minutes from May 17, 2023



# 3: Reports

- a. President's Report - Kevin Hustek
- b. Vice-President's Report - Kayode Ijalana
- c. Treasurer's Report - Elliott Hurford
- d. Secretaries Report - Laura Huber
- e. Member at Large Report - Jim Biewer
- f. Nominations Report - Laura Huber

# 3(a): President's Report

See standalone presentation

# 3(a): Vice-President's Report

See standalone presentation



# 3(c): Treasurer's Report

	2023	2023 Actual	2024 Budget
<b>Revenue</b>			
<b>Assessments:</b>			
Assessment Fees (Paid annually)	21,600.00	21,600.00	21,600.00
<b>Other Income:</b>			
Late Fees		250.00	
Status Letters		100.00	
Fines			
**Dues in 2021-2022 for occupied homes			
Developer - Future Sprinkler Repair		1,500.00	-
Developer - Sub Sign		4,050.00	-
<b>Sub-Total</b>	<b>21,600.00</b>	<b>27,500.00</b>	<b>21,600.00</b>
<b>Expenses</b>			
<b>Admin.</b>			
Management Fees	-		-
PO Box/Postage/ Office Supplies	300.00	281.15	300.00
Accounting	150.00	-	-
LLC Filing Fee		20.00	20.00
Check/Deposit Stamp Order		50.98	
Website Hosting (Billed every 4 years)	100.00	143.52	40.00
Website Domain (Billed every 3 years)		40.51	15.00
Loss from Online Payments		0.55	
<b>Sub-Total</b>	<b>550.00</b>	<b>536.71</b>	<b>375.00</b>
<b>Operations</b>			
Electric (Entry and mailbox lights)	-	23.83	-
Water - Irrigation	-	-	-
<b>Sub-Total</b>	<b>-</b>	<b>23.83</b>	<b>-</b>


# 3(c): Treasurer's Report (continued)

<b>Maintenance</b>			
Spring & Fall Clean-up	350.00	-	700.00
Lawn Cutting	8,082.50	2,700.00	2,925.00
Fertilizer		2,220.00	4,680.00
Landscaping - Flowers/Trees/Shrubs	1,500.00	648.00	5,850.00
Storm Water Maintenance	540.00	-	540.00
Irrigation Maintenance	-	-	-
Road / Sidewalk Maintenance	-	-	-
Snow Removal	5,000.00	1,850.00	5,000.00
Misc Maintenance Expense - Construction		124.82	-
Tree Removal (3 years)		583.33	583.33
Sub Sign for Rock			4,000.00
<b>Sub-Total</b>	<b>15,472.50</b>	<b>7,418.00</b>	<b>24,278.33</b>
<b>Fees &amp; Insur.</b>			
Tax & Permits	-	-	-
Insurance	500.00	1,089.00	1,300.00
Legal Fees	2,800.00	1,686.50	1,000.00
<b>Sub-Total</b>	<b>3,300.00</b>	<b>2,775.50</b>	<b>2,300.00</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>19,322.50</b>	<b>10,754.04</b>	<b>26,953.33</b>
<b>Reserves</b>			
**Reserve Fund for Deferred Maintenance (minimum 10% of Annual Assessment per by-laws)	2,160.00	2,160.00	2,160.00

## 3(c): Treasurer's Report (continued)

Net Income (Loss)	117.50	14,585.96	(7,513.33)
Total Bank Balance as of end of fiscal year		23,460.28	
Annual Assessment per household	400.00	400.00	400.00
Actual Total Billed	21,600.00	27,500.00	21,600.00
Collected		21,600.00	

# 3(d): Secretaries Report



2023 Board of Directors

President  
Kevin Hustak  
Vice-President  
Kayode Ijalana  
Treasurer  
Elliott Hurford  
Secretary  
Laura Huber  
Social Chair  
Jim Blewer

## ANNUAL MEETING NOMINATION PROFILE

☒ YES, I would like to be a candidate for the Lottivue Meadows Condominium Association Board of Directors.

CANDIDATE INFORMATION

NAME: Kayode J. Ijalana

UNIT ADDRESS: 49642 Manistee Dr.

EMAIL: kayodeijalana@gmail.com PHONE: 305-496-5060

\*\*\*The below information may be summarized and presented ton a candidate summary\*\*\*

POSITION OF INTEREST: Vice President

PROFESSIONAL & EDUCATIONAL BACKGROUND:

I hold a Bachelor's degree in Computer Science and have accumulated more than 13 years of experience in the IT industry, specifically in developing and managing hardware and network infrastructure as well as software.

REASON FOR RUNNING:

I believe I have made some positive contribution to the HOA board by leveraging my skills and experience in the past two years.

I am also passionate about building a strong community and fostering a sense of belonging among residents, which aligns with the goals of the HOA.

SPECIAL SKILLS OR EXPERIENCE I CAN CONTRIBUTE TO THE BOARD:


I have over 5 years of experience working with various stakeholders using my interpersonal, organizational, and technological skills in solving diverse issues

diverse issues. I believe these skills will continue to be valuable to the board as we continue to navigate to become a more established HOA.


ADDITIONAL COMMENTS:

I am excited about the opportunity to continue to serve our HOA and continue to make positive impact on the community. I am committed to continue the collaborative engagement with other board members, and residents to achieve our shared goals. Thank you for considering my candidacy for the Vice President.

Kayode J. Ijalana  
Co-owner's Printed Name

  
Co-owner's Signature

05-12-2024  
Date



2023 Board of Directors

President  
Kevin Hustak  
Vice-President  
Kayode Ijalana  
Treasurer  
Elliott Hurford  
Secretary  
Laura Huber  
Social Chair  
Jim Blewer

## ANNUAL MEETING NOMINATION PROFILE

☒ YES, I would like to be a candidate for the Lottivue Meadows Condominium Association Board of Directors.

CANDIDATE INFORMATION

NAME: Laura Huber

UNIT ADDRESS: 33764 Menominee Ct

EMAIL: laura\_morgan@yahoo.com PHONE: 586-206-5468

\*\*\*The below information may be summarized and presented ton a candidate summary\*\*\*

POSITION OF INTEREST: Secretary / Treasurer

PROFESSIONAL & EDUCATIONAL BACKGROUND:

I have a degree in Accounting, with 20+ years of bookkeeping experience, and 10+ years of Office Management, Payroll and Human Resources.

REASON FOR RUNNING:

To continue working with the board to maintain and improve common elements, while keeping costs down. I would like to see current open items through to completion within the next term.

SPECIAL SKILLS OR EXPERIENCE I CAN CONTRIBUTE TO THE BOARD:


Clerical and accounting skills allow me to assist in keeping our accounting records accurate and complete.

Human Resource skills provide me the ability to be fair and unbiased in making decisions concerning issues that may arise within the community.

ADDITIONAL COMMENTS:

I have enjoyed my time on the board for the past 2 years and hope to have the opportunity to serve our community for another 2 -year term.


Laura Huber  
Co-owner's Printed Name

  
Co-owner's Signature

5/12/2024  
Date



# 3(d): Secretaries Report (continued)



2023 Board of Directors

President  
Kevin Hostek  
Vice-President  
Kayode Igalana  
Treasurer  
Elliott Hurford  
Secretary  
Laura Huber  
Social Chair  
Jim Biewer

### ANNUAL MEETING NOMINATION PROFILE

☒ YES, I would like to be a candidate for the Lottivue Meadows Condominium Association Board of Directors.

CANDIDATE INFORMATION  
NAME: Elliott Hurford  
UNIT ADDRESS: 49638 Manistee Dr.  
EMAIL: Elliott.Hurford@gmail.com PHONE: 586-747-9765

\*\*\*The below information may be summarized and presented to a candidate summary\*\*\*  
POSITION OF INTEREST: Treasurer


PROFESSIONAL & EDUCATIONAL BACKGROUND:  
Financial Advisor - LPL Financial  
Walsh College

REASON FOR RUNNING:  
To keep dues down.

SPECIAL SKILLS OR EXPERIENCE I CAN CONTRIBUTE TO THE BOARD:  
20 years in banking and finance.

ADDITIONAL COMMENTS:

Elliott Hurford [Signature] 5/11/24  
Co-owner's Printed Name Co-owner's Signature Date



2023 Board of Directors

President  
Kevin Hostek  
Vice-President  
Kayode Igalana  
Treasurer  
Elliott Hurford  
Secretary  
Laura Huber  
Social Chair  
Jim Biewer

### ANNUAL MEETING NOMINATION PROFILE

☒ YES, I would like to be a candidate for the Lottivue Meadows Condominium Association Board of Directors.

CANDIDATE INFORMATION  
NAME: Jim Biewer  
UNIT ADDRESS: 49637 Manistee Dr.  
EMAIL: jimbiewer1@gmail.com PHONE: 810-434-7456

\*\*\*The below information may be summarized and presented to a candidate summary\*\*\*  
POSITION OF INTEREST: Social Chair - Member at Large

PROFESSIONAL & EDUCATIONAL BACKGROUND:  
College Bachelor's Degree - Northwood U.

REASON FOR RUNNING:  
To keep this sub sane.

SPECIAL SKILLS OR EXPERIENCE I CAN CONTRIBUTE TO THE BOARD:  
Plan a Fun Party + Make common sense decisions.

ADDITIONAL COMMENTS:

James R Biewer [Signature] 5/11/24  
Co-owner's Printed Name Co-owner's Signature Date



# 3(e): Member-at-Large Report





### 3(e): Member-at-Large Report (continued)



# SCHEDULE

**JUNE**

6TH - 7:00PM

**CORNHOLE**  
TBD LOCATION

13TH - 7:00PM

**VOLLEYBALL**  
BRANDENBURG PARK

27TH - 7:00PM

**BASKETBALL**  
BRANDENBURG PARK

**JULY**

11TH - 7:00PM

**CORNHOLE**  
TBD LOCATION

18TH - 7:00PM

**PICKLEBALL**  
BRANDENBURG PARK

25TH - 7:00PM

**EUCHRE**  
TBD LOCATION

**AUG**

1ST - 6:00PM

**SUMMER OLYMPICS**  
KARA COURT

8TH - 7:00PM

**VOLLEYBALL**  
BRANDENBURG PARK

15TH - 6:00PM

**BIKE BAR CRAWL**  
DOWNTOWN NEW BALTIMORE

22ND - 7:00PM

**CORNHOLE**  
TBD LOCATION



**THIRSTY THURSDAYS**



## 4: New Business

- a. Approval of the Fiscal Year 2024-25 Budget
- b. Election for three (4) Expiring Board Seats
  - i. Complete and Tally Ballots



## 5: Community Discussion

a. Open Discussion/Roundtable

## 6: Adjournment